A RESOLUTION CONSENTING TO AND RATIFYING THE USE OF FULTON COUNTY AD VALOREM PROPERTY TAX INCREMENT FOR PROJECTS LOCATED IN THE WESTSIDE TAX ALLOCATION BOND DISTRICT NUMBER 1 - ATLANTA/WESTSIDE.

WHEREAS, pursuant to the Redevelopment Powers Law (O.C.G.A. § 36-44-1, *et seq*., as amended), the City of Atlanta (the "City"), pursuant to Resolution No. 92-R-1575 adopted by the Atlanta City Council (the "City Council") on December 7, 1992 and approved by the Mayor of the City (the "Mayor") on December 15, 1992, (i) created the Techwood Park Urban Redevelopment Area and Tax Allocation District Number One - Atlanta/Techwood Park (the "Techwood Redevelopment Area"), (ii) adopted the Techwood Park Urban Redevelopment Plan (the "Techwood Redevelopment Plan"), and (iii) created Tax Allocation District Number One - Atlanta/Techwood Park (the "Techwood TAD"); and

WHEREAS, pursuant to Resolution No. 98-R-0777, adopted by the City Council on July 6, 1998 and approved by the Mayor on July 13, 1998, as amended (the "Westside Resolution"), the City, among other matters, (i) renamed the Techwood Redevelopment Area as The Westside Redevelopment Area and Tax Allocation Bond District (Tax Allocation District Number 1, as Amended - Atlanta/Westside) (the "Westside Redevelopment Area"), (ii) renamed the Techwood Redevelopment Plan as The Westside Redevelopment Plan and Tax Allocation Bond District (Tax Allocation District Number 1, as Amended - Atlanta/Westside) (the "Westside Redevelopment Plan"), (iii) amended the Techwood TAD and established The Westside Tax Allocation Bond District Number 1, As Amended - Atlanta/Westside (the "Westside TAD"), and (iv) expanded the boundaries of the Westside TAD so as to include certain distressed and vacant properties; and

WHEREAS, the City appointed The Atlanta Development Authority d/b/a Invest Atlanta as its redevelopment agent (the "Redevelopment Agent") pursuant to the Redevelopment Powers Law for the purpose of implementing the redevelopment initiatives set forth in the Westside Redevelopment Plan; and

WHEREAS, pursuant to Resolution No. 98-1452, adopted on November 18, 1998, as amended by Resolution No. 05-0851 adopted on July 20, 2005 and Resolution No. 08-1010 adopted on December 17, 2008 (collectively, the "County Resolution"), the Board of Commissioners of Fulton County consented to the inclusion of its ad valorem property taxes in the computation of the tax allocation increment for the Westside TAD, with certain conditions, through December 31, 2038; and

WHEREAS, pursuant to the County Resolution, projects financed after December 31, 2018 with Fulton County *ad valorem* property tax increment generated within the Westside TAD shall be subject to review by the County regarding the terms of its participation in the redevelopment efforts of the Westside TAD; and

WHEREAS, the Redevelopment Agent has requested that the Board of Commissioners consent to and ratify the use of Fulton County *ad valorem* property tax increment to fund three projects approved by its Board of Directors, located in the Westside TAD: (1) an allocation not to exceed $325,000.00 for the development of affordable multifamily residential units to be renovated in accordance with the historic style of the original structure located at 613 Echo Street, NW, Atlanta, Georgia 30318; (2) a $340,000.00 allocation to provide funding for six affordable rental units located at 400 Paines Avenue, NW, Atlanta, Georgia, 30314; and (3) a $450,000.00 allocation to finance the stabilization and historic preservation of 220 Sunset Avenue, NW, Atlanta, Georgia 30314, which will ultimately lead to affordable multifamily housing (collectively the "Projects") as further described in the Resolutions of the Redevelopment Agent and accompanying Fact Sheets attached collectively as Exhibit A and incorporated herein by reference; and

WHEREAS, the Board of Commissioners finds that it is in the public interest to consent to and ratify the use of Fulton County *ad valorem* property tax increment to fund such Projects.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Fulton County, Georgia, that the Projects approved by the Redevelopment Agent on July 21, 2022: (1) an allocation not to exceed $325,000.00 for the development of affordable multifamily residential units to be renovated in accordance with the historic style of the original structure located at 613 Echo Street, NW, Atlanta, Georgia 30318; (2) a $340,000.00 allocation to provide funding for six affordable rental units located at 400 Paines Avenue, NW, Atlanta, Georgia, 30314; and (3) a $450,000.00 allocation to finance the stabilization and historic preservation of 220 Sunset Avenue, NW, Atlanta, Georgia 30314, which will ultimately lead to affordable multifamily housing, are hereby ratified, approved, and consented to pursuant to and in accordance with the County Resolution.

BE IT FURTHER RESOLVED, that all provisions of the County Resolution shall remain in full force and effect.

BE IT FURTHER RESOLVED, that any act consistent with the authority of this Resolution and taken prior to the effective date of this Resolution is hereby ratified and confirmed.

BE IT FURTHER RESOLVED, that any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are rescinded.

BE IT FINALLY RESOLVED, that this Resolution shall be in full force and effect immediately upon its adoption.

SO PASSED AND ADOPTED by the Board of Commissioners of Fulton County, Georgia, this 17th day of August 2022.

FULTON COUNTY BOARD OF COMMISSIONERS

SPONSORED BY:

____
Lee Morris, Commissioner
(District 3)

ATTEST:

____
Tonya R. Grier
Clerk to the Commission

APPROVED AS TO FORM:

____
Y. Soo Jo, County Attorney

P:\CALegislation\BOC\Resolutions\2022 Resolutions\Morris\8.17.22.WTAD Resolution Fulton County for Echo Steet Pines and Sunset Ave.docx

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ATLANTA DEVELOPMENT AUTHORITY D/B/A INVEST ATLANTA ("INVEST ATLANTA") AUTHORIZING A GRANT FROM THE WESTSIDE TAX ALLOCATION DISTRICT RESURGENS FUND TO 220 SUNSET, LLC, IN AN AMOUNT NOT TO EXCEED FOUR HUNDRED FIFTY THOUSAND DOLLARS ($450,000.00) TO ASSIST IN FUNDING THE STABILIZATION AND HISTORIC PRESERVATION OF 220 SUNSET AVENUE; AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT AND ANCILLARY DOCUMENTS IN CONNECTION WITH THE AWARD OF SUCH GRANT AND FOR OTHER PURPOSES.

WHEREAS, The Atlanta Development Authority d/b/a Invest Atlanta ("Invest Atlanta") has been duly created and is existing under and by virtue of the Constitution and the laws of the State of Georgia (the "State"), in particular, the Development Authorities Law of the State (O.C.G.A. §36-62-1 *et seq.*, as amended) and an activating resolution of the City Council of the City of Atlanta, Georgia (the "City"), duly adopted on February 17, 1997, and approved by the Mayor of the City on February 20, 1997, and is now existing and operating as a public body corporate and politic of the State; and

WHEREAS, to encourage the redevelopment of the western downtown area of the City, the City Council, by City Resolution 98-R-0777 (amending Resolution 92-R-1575), adopted on July 6, 1998 and approved by the Mayor on July 15, 1998, as amended (the "Westside TAD Resolution"), among other things, (i) created "The Westside Redevelopment Area and Tax Allocation Bond District (Tax Allocation District Number 1, As Amended – Atlanta/Westside)" (the "Westside TAD"), (ii) adopted "The Westside Redevelopment Plan and Tax Allocation Bond District (Tax Allocation District Number 1, As Amended – Atlanta/Westside)" (the "Westside TAD Redevelopment Plan") and (iii) designated Invest Atlanta as the City's Redevelopment Agency, all as provided for under Redevelopment Powers Law, O.C.G.A. §36-44-1, *et seq.,* as amended (the "Act"); and

WHEREAS, the City appointed Invest Atlanta as the City's redevelopment agency pursuant to the Act to implement the redevelopment initiatives set forth in the Westside TAD Redevelopment Plan, and for other purposes; and

WHEREAS, 220 Sunset, LLC, (the "Owner/Developer") is planning a complete interior and exterior building renovation to include new steel and wood framing for a permanent roof, the renovation of the four original apartment units, and construction of an additional unit (the "Project"); and

WHEREAS, the Project will be located at 220 Sunset Avenue, NW, Atlanta, Georgia 30314, and will include 5 apartment units reserved as affordable rental units for households having incomes not exceeding 50% of the area median income ("AMI") applicable to the City; and

WHEREAS, the Owner/Developer has applied for a grant from the Westside TAD Resurgens Fund for the Project; and

WHEREAS, after thoroughly reviewing the application, Invest Atlanta staff recommended awarding a Westside TAD Resurgens Fund grant to the Owner/Developer; and

WHEREAS, the Board of Directors of Invest Atlanta now desires to approve a Westside TAD Resurgens Fund grant to the Owner/Developer for the Project in an aggregate amount not to exceed $450,000.00.

NOW, THEREFORE BE IT RESOLVED, by the Board of Directors of Invest Atlanta, and it is hereby resolved by the authority of the same as follows:

Section 1. **Authority**. This Resolution is adopted pursuant to the Development Authorities Law of Georgia (O.C.G.A. §36-62-1, *et seq.*, as amended), and other applicable provisions of law.

Section 2. **Approval of Funding of the Project.** Invest Atlanta hereby authorizes and approves the funding of a grant to the Owner/Developer from the Westside TAD Resurgens Fund in an amount not to exceed Four Hundred Fifty Thousand Dollars ($450,000.00) (the "Project Allocation"), to assist in the construction of the Project, which Project Allocation and the conditions thereof shall be memorialized in a Development Agreement executed by Invest Atlanta and the Owner/Developer.

Section 3. **Approval to Negotiate, Execute and Deliver the Grant Agreement.** Invest Atlanta hereby authorizes the Chair, Vice Chair or President/CEO, Executive Vice President/COO or General Counsel of Invest Atlanta to negotiate, execute and deliver a Development Agreement (the "Development Agreement"), in a form deemed satisfactory to such officer and legal counsel to Invest Atlanta, setting forth the terms and conditions relating to the Project Allocation to be used to support the Project and to execute and deliver all other necessary instruments, documents and certificates related thereto. If for any reason the Development Agreement is not executed by Invest Atlanta and the Owner/Developer within twelve (12) months of the date of this Resolution, the Grant Allocation made herein shall expire, provided however, such allocation may be extended administratively by the President/CEO or the Executive Vice President/COO of Invest Atlanta upon good cause shown.

Section 4. **General Authority**. It is hereby ratified and approved that the President/CEO, Executive Vice President/COO, General Counsel and any other proper officers, members, agents and employees of Invest Atlanta are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of this Resolution and are further authorized to take any and all further actions and execute and deliver any and all other certificates, papers and documents as may be necessary or desirable to effect the actions contemplated by this Resolution. Such other certificates, papers and documents shall be in such form and contain such terms and conditions as may be approved by the Chair, Vice Chair, President/CEO, Executive Vice President/COO or General Counsel of Invest Atlanta, and the execution of such other certificates, papers and documents by the Chair, Vice Chair, President/CEO, Executive Vice President/COO or General Counsel of Invest Atlanta as herein authorized shall be conclusive evidence of any such approval. The Secretary or any Assistant Secretary of Invest Atlanta is hereby authorized to attest the signature of the Chair, Vice Chair, President/CEO, Executive Vice President/COO or General Counsel of Invest Atlanta and impress, imprint or otherwise affix the seal of Invest Atlanta on any of the certificates, papers and documents executed in connection with this Resolution, but shall not be obligated to do so, and the absence of the signature of the Secretary or Assistant Secretary or Invest Atlanta's seal on any such other certificates, papers and documents shall not affect the validity or enforceability of Invest Atlanta's obligations thereunder. A facsimile or electronic signature will constitute an original signature for all purposes.

Section 5. **Actions Approved and Confirmed**. It is hereby ratified and approved that all acts and doings of the officers, employees or agents of Invest Atlanta whether done before, on or after the date of adoption of this Resolution which are in conformity with the purposes and intents of this Resolution shall be, and the same hereby are, in all respects approved, ratified and confirmed.

Section 6. **Partial Invalidity**. If any one or more of the provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separate from the remaining agreements and provisions and shall in no way effect the validity of any of the other agreements and provisions hereof.

Section 7. **Conflicts**. All resolutions or parts thereof of Invest Atlanta in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 8. **Effective Date**. This Resolution shall take effect immediately upon its passage.

Adopted and approved this 21st day of July 2022.

[SIGNATURES ON FOLLOWING PAGE]

THE ATLANTA DEVELOPMENT AUTHORITY D/B/A INVEST ATLANTA

By:________________________________
Chair

Attest:

____
Assistant Secretary

[SEAL]

SECRETARY'S CERTIFICATE

The undersigned Assistant Secretary of The Atlanta Development Authority d/b/a Invest Atlanta ("Invest Atlanta"), does hereby certify that the foregoing pages of typewritten matter constitute a true and correct copy of a Resolution adopted on July 21, 2022, by the members of the Board of Directors of Invest Atlanta in a meeting duly called and assembled, after due and reasonable notice was given in accordance with applicable laws and with the procedures of Invest Atlanta, by a vote of a majority of the directors present and voting, which meeting was open to the public and at which a quorum was present and acting throughout and that the original of the foregoing Resolution appears of public record in the Minute Book of Invest Atlanta, which is in my custody and control.

I further certify that such Resolution has not been rescinded, repealed or modified.

Given under my signature and seal of Invest Atlanta, this 21st day of July 2022.

Assistant Secretary

[SEAL]

ATLANTA DEVELOPMENT AUTHORITY CORPORATE SEAL GEORGIA

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ATLANTA DEVELOPMENT AUTHORITY D/B/A INVEST ATLANTA ("INVEST ATLANTA") AUTHORIZING A GRANT FROM THE WESTSIDE TAX ALLOCATION DISTRICT RESURGENS FUND TO WESTSIDE ACQUISITIONS I, LLC, IN AN AMOUNT NOT TO EXCEED THREE HUNDRED FORTY THOUSAND DOLLARS ($340,000.00) TO ASSIST IN FUNDING THE REDEVELOPMENT OF 400 PAINES AVENUE; AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT AND ANCILLARY DOCUMENTS IN CONNECTION WITH THE AWARD OF SUCH GRANT AND FOR OTHER PURPOSES.

WHEREAS, The Atlanta Development Authority d/b/a Invest Atlanta ("Invest Atlanta") has been duly created and is existing under and by virtue of the Constitution and the laws of the State of Georgia (the "State"), in particular, the Development Authorities Law of the State (O.C.G.A. §36-62-1 *et seq.*, as amended) and an activating resolution of the City Council of the City of Atlanta, Georgia (the "City"), duly adopted on February 17, 1997, and approved by the Mayor of the City on February 20, 1997, and is now existing and operating as a public body corporate and politic of the State; and

WHEREAS, to encourage the redevelopment of the western downtown area of the City, the City Council, by City Resolution 98-R-0777 (amending Resolution 92-R-1575), adopted on July 6, 1998 and approved by the Mayor on July 15, 1998, as amended (the "Westside TAD Resolution"), among other things, (i) created "The Westside Redevelopment Area and Tax Allocation Bond District (Tax Allocation District Number 1, As Amended – Atlanta/Westside)" (the "Westside TAD"), (ii) adopted "The Westside Redevelopment Plan and Tax Allocation Bond District (Tax Allocation District Number 1, As Amended – Atlanta/Westside)" (the "Westside TAD Redevelopment Plan") and (iii) designated Invest Atlanta as the City's Redevelopment Agency, all as provided for under Redevelopment Powers Law, O.C.G.A. §36-44-1, *et seq.*, as amended (the "Act"); and

WHEREAS, the City appointed Invest Atlanta as the City's redevelopment agency pursuant to the Act to implement the redevelopment initiatives set forth in the Westside TAD Redevelopment Plan, and for other purposes; and

WHEREAS, Westside Acquisitions I, LLC, (the "Owner/Developer") plans to renovate the property located at 400 Paines Avenue, NW, Atlanta, Georgia, 30314, to include enhancements compliant with the Americans with Disability Act, utility upgrades, interior and exterior updates, as well as the reconstruction of curbs, sidewalks, streetscapes, stormwater management, and curb cuts (the "Project"); and

WHEREAS, the Project will include 6 apartment units reserved as affordable rental units for households having incomes not exceeding 60% of the area median income ("AMI") applicable to the City; and

WHEREAS, the Owner/Developer has applied for a $340,000.00 grant from the Westside TAD Resurgens Fund for the Project; and

WHEREAS, after thoroughly reviewing the application, Invest Atlanta staff recommended awarding a Westside TAD Resurgens Fund grant to the Owner/Developer; and

WHEREAS, the Board of Directors of Invest Atlanta now desires to approve a Westside TAD Resurgens Fund grant to the Owner/Developer for the Project in an aggregate amount not to exceed $340,000.00.

NOW, THEREFORE BE IT RESOLVED, by the Board of Directors of Invest Atlanta, and it is hereby resolved by the authority of the same as follows:

Section 1. **Authority**. This Resolution is adopted pursuant to the Development Authorities Law of Georgia (O.C.G.A. §36-62-1, *et seq.*, as amended), and other applicable provisions of law.

Section 2. **Approval of Funding of the Project**. Invest Atlanta hereby authorizes and approves the funding of a grant to the Owner/Developer from the Westside TAD Resurgens Fund in an amount not to exceed Three Hundred Forty Thousand Dollars ($340,000.00) (the "Project Allocation"), to assist in the construction of the Project, which Project Allocation and the conditions thereof shall be memorialized in a Development Agreement executed by Invest Atlanta and the Owner/Developer.

Section 3. **Approval to Negotiate, Execute and Deliver the Grant Agreement.** Invest Atlanta hereby authorizes the Chair, Vice Chair or President/CEO, Executive Vice President/COO or General Counsel of Invest Atlanta to negotiate, execute and deliver a Development Agreement (the "Development Agreement"), in a form deemed satisfactory to such officer and legal counsel to Invest Atlanta, setting forth the terms and conditions relating to the Project Allocation to be used to support the Project and to execute and deliver all other necessary instruments, documents and certificates related thereto. If for any reason the Development Agreement is not executed by Invest Atlanta and the Owner/Developer within twelve (12) months of the date of this Resolution, the Grant Allocation made herein shall expire, provided however, such allocation may be extended administratively by the President/CEO or the Executive Vice President/COO of Invest Atlanta upon good cause shown.

Section 4. **General Authority**. It is hereby ratified and approved that the President/CEO, Executive Vice President/COO, General Counsel and any other proper officers, members, agents and employees of Invest Atlanta are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of this Resolution and are further authorized to take any and all further actions and execute and deliver any and all other certificates, papers and documents as may be necessary or desirable to effect the actions contemplated by this Resolution. Such other certificates, papers and documents shall be in such form and contain such terms and conditions as may be approved by the Chair, Vice Chair, President/CEO, Executive Vice President/COO or General Counsel of Invest Atlanta, and the execution of such other certificates, papers and documents by the Chair, Vice Chair, President/CEO, Executive Vice President/COO or General Counsel of Invest Atlanta as herein authorized shall be conclusive evidence of any such approval. The Secretary or any Assistant Secretary of Invest Atlanta is hereby authorized to attest the signature of the Chair, Vice Chair, President/CEO, Executive Vice President/COO or General Counsel of Invest Atlanta and impress, imprint or otherwise affix the seal of Invest Atlanta on any of the certificates, papers and documents executed in connection with this Resolution, but shall not be obligated to do so, and the absence of the signature of the Secretary or Assistant Secretary or Invest Atlanta's seal on any such other certificates, papers and documents shall not affect the validity or enforceability of Invest Atlanta's obligations thereunder. A facsimile or electronic signature will constitute an original signature for all purposes.

Section 5. **Actions Approved and Confirmed**. It is hereby ratified and approved that all acts and doings of the officers, employees or agents of Invest Atlanta whether done before, on or after the date of adoption of this Resolution which are in conformity with the purposes and intents of this Resolution shall be, and the same hereby are, in all respects approved, ratified and confirmed.

Section 6. **Partial Invalidity**. If any one or more of the provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separate from the remaining agreements and provisions and shall in no way effect the validity of any of the other agreements and provisions hereof.

Section 7. **Conflicts**. All resolutions or parts thereof of Invest Atlanta in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 8. **Effective Date**. This Resolution shall take effect immediately upon its passage.

Adopted and approved this 21st day of July 2022.

[SIGNATURES ON FOLLOWING PAGE]

THE ATLANTA DEVELOPMENT AUTHORITY D/B/A INVEST ATLANTA

By: ______________________________
Chair

Attest:

____
Assistant Secretary

[SEAL]

SECRETARY'S CERTIFICATE

The undersigned Assistant Secretary of The Atlanta Development Authority d/b/a Invest Atlanta ("Invest Atlanta"), does hereby certify that the foregoing pages of typewritten matter constitute a true and correct copy of a Resolution adopted on July 21, 2022, by the members of the Board of Directors of Invest Atlanta in a meeting duly called and assembled, after due and reasonable notice was given in accordance with applicable laws and with the procedures of Invest Atlanta, by a vote of a majority of the directors present and voting, which meeting was open to the public and at which a quorum was present and acting throughout and that the original of the foregoing Resolution appears of public record in the Minute Book of Invest Atlanta, which is in my custody and control.

I further certify that such Resolution has not been rescinded, repealed or modified.

Given under my signature and seal of Invest Atlanta, this 21st day of July 2022.

____

Assistant Secretary

[SEAL]

ATLANTA DEVELOPMENT AUTHORITY CORPORATE SEAL GEORGIA

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ATLANTA DEVELOPMENT AUTHORITY D/B/A INVEST ATLANTA ("INVEST ATLANTA") AUTHORIZING A GRANT FROM THE WESTSIDE TAX ALLOCATION DISTRICT RESURGENS FUND TO DALVIGNEY STREET, LLC, IN AN AMOUNT NOT TO EXCEED THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS ($325,000.00) TO ASSIST IN FUNDING THE REDEVELOPMENT OF 613 ECHO STREET; AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT AND ANCILLARY DOCUMENTS IN CONNECTION WITH THE AWARD OF SUCH GRANT AND FOR OTHER PURPOSES.

WHEREAS, The Atlanta Development Authority d/b/a Invest Atlanta ("Invest Atlanta") has been duly created and is existing under and by virtue of the Constitution and the laws of the State of Georgia (the "State"), in particular, the Development Authorities Law of the State (O.C.G.A. §36-62-1 *et seq.*, as amended) and an activating resolution of the City Council of the City of Atlanta, Georgia (the "City"), duly adopted on February 17, 1997, and approved by the Mayor of the City on February 20, 1997, and is now existing and operating as a public body corporate and politic of the State; and

WHEREAS, to encourage the redevelopment of the western downtown area of the City, the City Council, by City Resolution 98-R-0777 (amending Resolution 92-R-1575), adopted on July 6, 1998 and approved by the Mayor on July 15, 1998, as amended (the "Westside TAD Resolution"), among other things, (i) created "The Westside Redevelopment Area and Tax Allocation Bond District (Tax Allocation District Number 1, As Amended – Atlanta/Westside)" (the "Westside TAD"), (ii) adopted "The Westside Redevelopment Plan and Tax Allocation Bond District (Tax Allocation District Number 1, As Amended – Atlanta/Westside)" (the "Westside TAD Redevelopment Plan") and (iii) designated Invest Atlanta as the City's Redevelopment Agency, all as provided for under Redevelopment Powers Law, O.C.G.A. §36-44-1, *et seq.,* as amended (the "Act"); and

WHEREAS, the City appointed Invest Atlanta as the City's redevelopment agency pursuant to the Act to implement the redevelopment initiatives set forth in the Westside TAD Redevelopment Plan, and for other purposes; and

WHEREAS, Dalvigney Street, LLC, (the "Owner/Developer") plans to refurbish the interior and update the exterior in a manner consistent with the historic style of the original structure (the "Project"); and

WHEREAS, the Project will be located at 613 Echo Street, NW, Atlanta, Georgia 30318, and will include 6 apartment units reserved as affordable rental units for households having incomes not exceeding 60% of the area median income ("AMI") applicable to the City as well as 1 apartment unit reserved as an affordable rental unit for households having incomes not exceeding 50% AMI applicable to the City; and

WHEREAS, the Owner/Developer has applied for a $325,000.00 grant from the Westside TAD Resurgens Fund for the Project; and

WHEREAS, after thoroughly reviewing the application, Invest Atlanta staff recommended awarding a Westside TAD Resurgens Fund grant to the Owner/Developer; and

WHEREAS, the Board of Directors of Invest Atlanta now desires to approve a Westside TAD Resurgens Fund grant to the Owner/Developer for the Project in an aggregate amount not to exceed $325,000.00.

NOW, THEREFORE BE IT RESOLVED, by the Board of Directors of Invest Atlanta, and it is hereby resolved by the authority of the same as follows:

Section 1. **Authority**. This Resolution is adopted pursuant to the Development Authorities Law of Georgia (O.C.G.A. §36-62-1, *et seq.*, as amended), and other applicable provisions of law.

Section 2. **Approval of Funding of the Project**. Invest Atlanta hereby authorizes and approves the funding of a grant to the Owner/Developer from the Westside TAD Resurgens Fund in an amount not to exceed Three Hundred Twenty Five Thousand Dollars ($325,000.00) (the "Project Allocation"), to assist in the construction of the Project, which Project Allocation and the conditions thereof shall be memorialized in a Development Agreement executed by Invest Atlanta and the Owner/Developer.

Section 3. **Approval to Negotiate, Execute and Deliver the Grant Agreement.** Invest Atlanta hereby authorizes the Chair, Vice Chair or President/CEO, Executive Vice President/COO or General Counsel of Invest Atlanta to negotiate, execute and deliver a Development Agreement (the "Development Agreement"), in a form deemed satisfactory to such officer and legal counsel to Invest Atlanta, setting forth the terms and conditions relating to the Project Allocation to be used to support the Project and to execute and deliver all other necessary instruments, documents and certificates related thereto. If for any reason the Development Agreement is not executed by Invest Atlanta and the Owner/Developer within twelve (12) months of the date of this Resolution, the Grant Allocation made herein shall expire, provided however, such allocation may be extended administratively by the President/CEO or the Executive Vice President/COO of Invest Atlanta upon good cause shown.

Section 4. **General Authority**. It is hereby ratified and approved that the President/CEO, Executive Vice President/COO, General Counsel and any other proper officers, members, agents and employees of Invest Atlanta are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of this Resolution and are further authorized to take any and all further actions and execute and deliver any and all other certificates, papers and documents as may be necessary or desirable to effect the actions contemplated by this Resolution. Such other certificates, papers and documents shall be in such form and contain such terms and conditions as may be approved by the Chair, Vice Chair, President/CEO, Executive Vice President/COO or General Counsel of Invest Atlanta, and the execution of such other certificates, papers and documents by the Chair, Vice Chair, President/CEO, Executive Vice President/COO or General Counsel of Invest Atlanta as herein authorized shall be conclusive evidence of any such approval. The Secretary or any Assistant Secretary of Invest Atlanta is hereby authorized to attest the signature of the Chair, Vice Chair, President/CEO, Executive Vice President/COO or General Counsel of Invest Atlanta and impress, imprint or otherwise affix the seal of Invest Atlanta on any of the certificates, papers and documents executed in connection with this Resolution, but shall not be obligated to do so, and the absence of the signature of the Secretary or Assistant Secretary or Invest Atlanta's seal on any such other certificates, papers and documents shall not affect the validity or enforceability of Invest Atlanta's obligations thereunder. A facsimile or electronic signature will constitute an original signature for all purposes.

Section 5. **Actions Approved and Confirmed**. It is hereby ratified and approved that all acts and doings of the officers, employees or agents of Invest Atlanta whether done before, on or after the date of adoption of this Resolution which are in conformity with the purposes and intents of this Resolution shall be, and the same hereby are, in all respects approved, ratified and confirmed.

Section 6. **Partial Invalidity**. If any one or more of the provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separate from the remaining agreements and provisions and shall in no way effect the validity of any of the other agreements and provisions hereof.

Section 7. **Conflicts**. All resolutions or parts thereof of Invest Atlanta in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 8. **Effective Date**. This Resolution shall take effect immediately upon its passage.

Adopted and approved this 21st day of July 2022.

[SIGNATURES ON FOLLOWING PAGE]

THE ATLANTA DEVELOPMENT AUTHORITY D/B/A INVEST ATLANTA

By:______________________________
Chair

Attest:

____
Assistant Secretary

[SEAL]

ATLANTA DEVELOPMENT AUTHORITY
CORPORATE
SEAL
GEORGIA

SECRETARY'S CERTIFICATE

The undersigned Assistant Secretary of The Atlanta Development Authority d/b/a Invest Atlanta ("Invest Atlanta"), does hereby certify that the foregoing pages of typewritten matter constitute a true and correct copy of a Resolution adopted on July 21, 2022, by the members of the Board of Directors of Invest Atlanta in a meeting duly called and assembled, after due and reasonable notice was given in accordance with applicable laws and with the procedures of Invest Atlanta, by a vote of a majority of the directors present and voting, which meeting was open to the public and at which a quorum was present and acting throughout and that the original of the foregoing Resolution appears of public record in the Minute Book of Invest Atlanta, which is in my custody and control.

I further certify that such Resolution has not been rescinded, repealed or modified.

Given under my signature and seal of Invest Atlanta, this 21st day of July 2022.

Assistant Secretary

[SEAL] ATLANTA DEVELOPMENT AUTHORITY CORPORATE SEAL GEORGIA

ATLANTA DEVELOPMENT AUTHORITY
220 Sunset Avenue
Approval of Westside TAD Resurgens Fund Grant

INVEST ATLANTA
Atlanta's Development Authority

Summary To approve a grant up to $450,000 to help finance the stabilization and historic preservation of 220 Sunset Avenue to ultimately provide affordable multifamily housing.

Funding Source Westside TAD

Location 220 Sunset Avenue | Vine City
Council District: 3 **NPU:** L **APS District:** 2

Construction Period 9 months

Type Small Multifamily Residential

Affordability Period 20 years

Ownership Entity/Developer 220 Sunset, LLC/ Westside Future Fund (WFF)

Description The property located at 220 Sunset Avenue was built in 1950 and is an historic landmark to Atlanta's Civil Rights Movement. To avoid potential demolition, WFF acquired the property in 2020 to preserve the structure and build affordable housing. The project involves a complete interior and exterior building renovation to include new structural steel and wood framing for a permanent roof, renovation of the four original apartment units, and construction of an additional 2 bd/1ba unit. All work will be responsive to historic preservation standards to ensure that the property can secure Historic Tax Credit equity. The property is to be managed through a master lease agreement between the developer and the Atlanta University Center.

Affordability Mix

Unit Mix	# of Units	Apt Size (SF)	Monthly Rental Rate
2BR, 1BA @ 50%AMI	5	945	$1,085

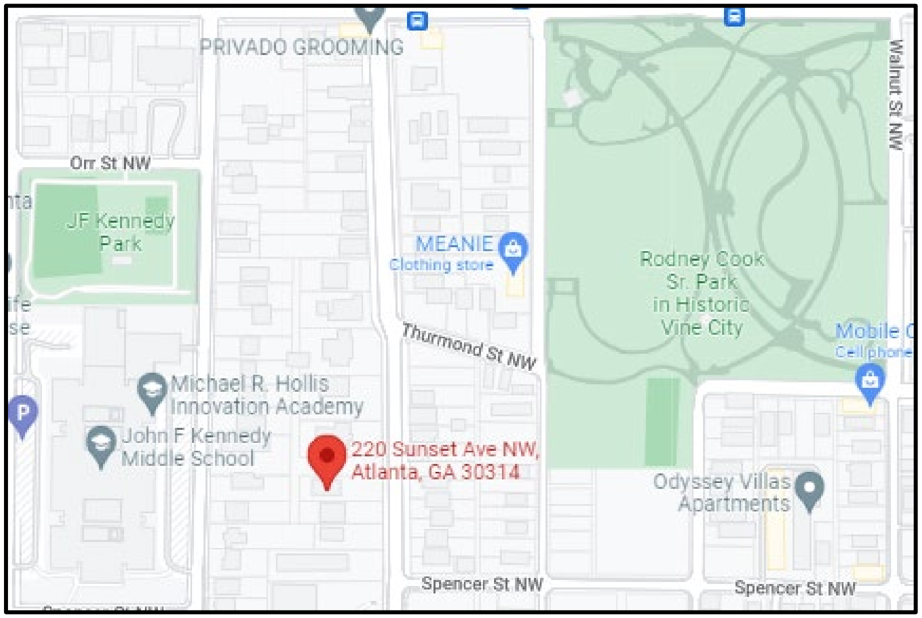
Development Budget

Sources	Amount
Westside Future Fund Real Estate Investment Fund (Debt)	$700,000
Owner Equity	$1,534,148
Historic Tax Credit Equity	$330,000
Westside TAD Grant	$450,000
Total Sources	**$3,014,148**

Uses	Amount
Acquisition	$285,000
Hard Costs	$1,875,335
Soft Costs	$694,148
Contingency	$159,665
Total Uses	**$3,014,148**

Relationship Summary WFF has executed long-term ground leases with IA on ten single-family properties and four multifamily properties, which will provide affordable housing in Vine City and English Avenue

Location Map



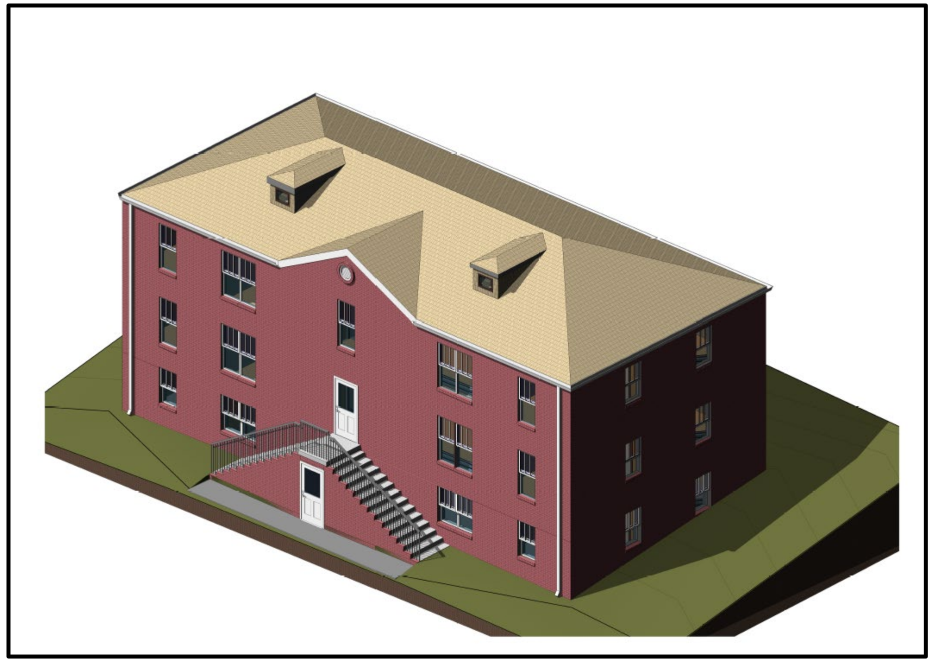
Aerial View

ATLANTA DEVELOPMENT AUTHORITY
220 Sunset Avenue
Approval of Westside TAD Resurgens Fund Grant

INVESTATLANTA
Atlanta's Development Authority

Existing Site

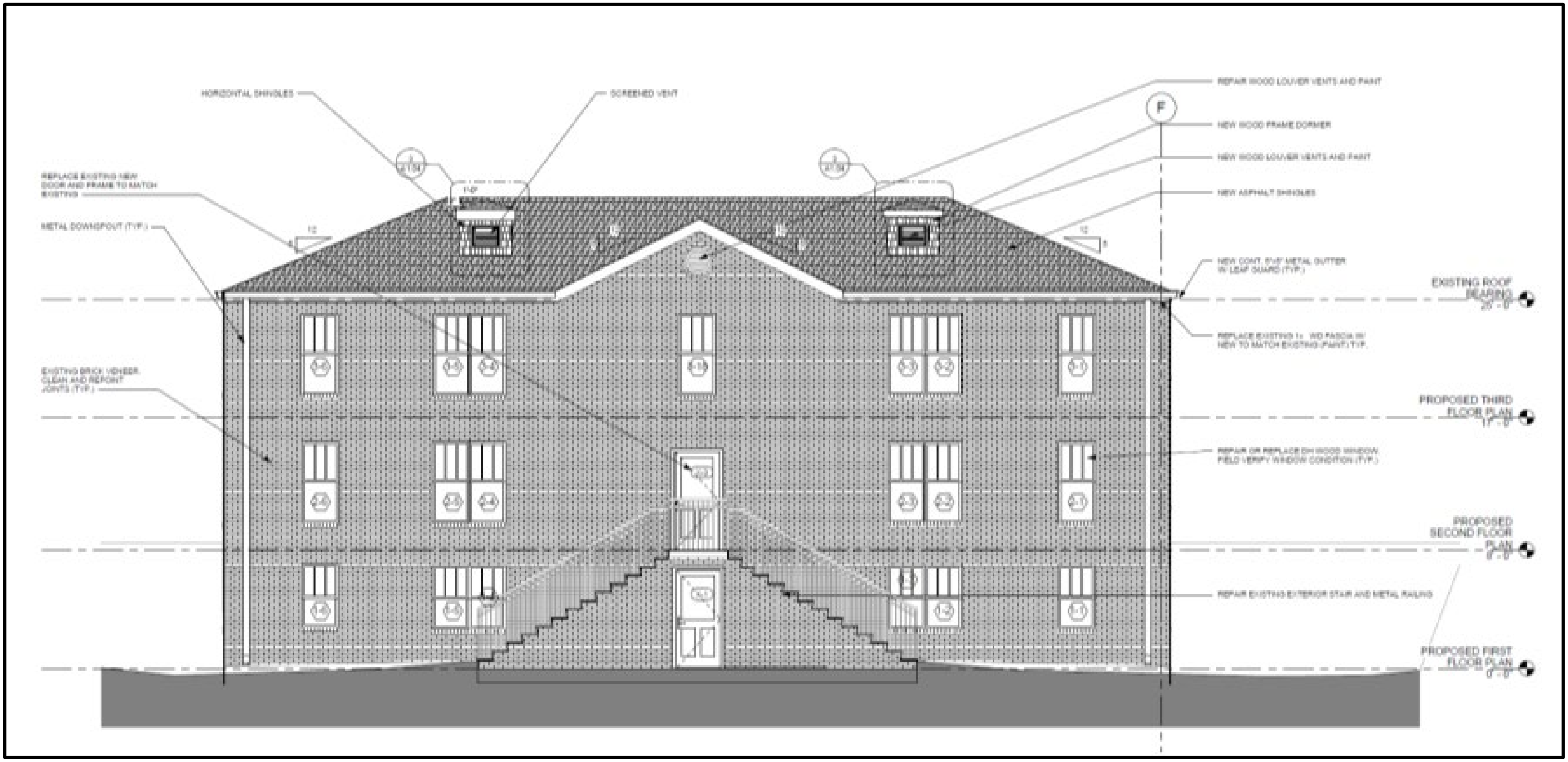
Conceptual Design



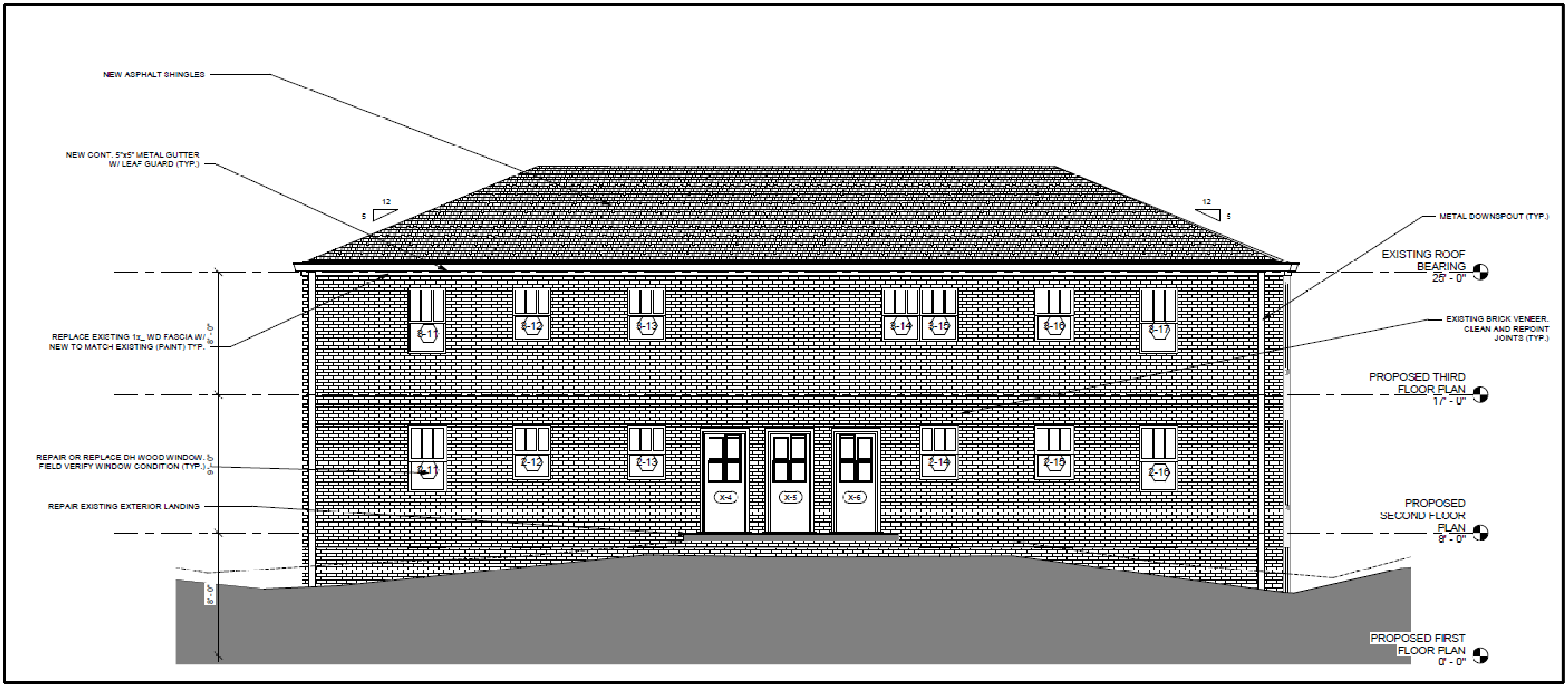
ATLANTA DEVELOPMENT AUTHORITY
220 Sunset Avenue
Approval of Westside TAD Resurgens Fund Grant

INVESTATLANTA
Atlanta's Development Authority

Site Elevations

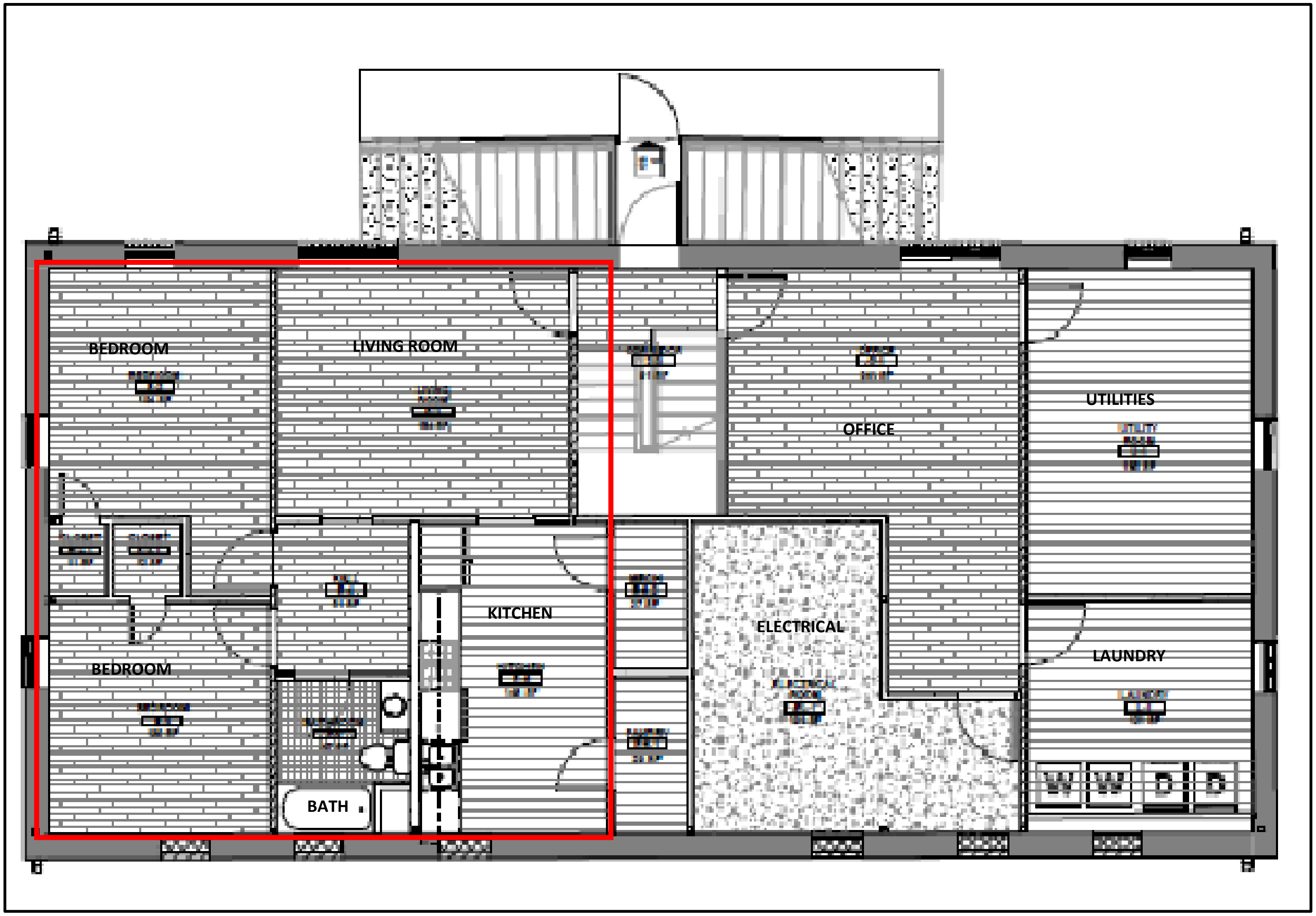


Front


NEW ASPHALT SHINGLES
NEW CONT. 5"x5" METAL GUTTER W/ LEAF GUARD (TYP.)
REPLACE EXISTING 1x_ WD FASCIA W/ NEW TO MATCH EXISTING (PAINT) TYP.
REPAIR OR REPLACE DH WOOD WINDOW. FIELD VERIFY WINDOW CONDITION (TYP.)
REPAIR EXISTING EXTERIOR LANDING
METAL DOWNSPOUT (TYP.)
EXISTING ROOF BEARING 25' - 0"
EXISTING BRICK VENEER. CLEAN AND REPOINT JOINTS (TYP.)
PROPOSED THIRD FLOOR PLAN 17' - 0"
PROPOSED SECOND FLOOR PLAN 8' - 0"
PROPOSED FIRST FLOOR PLAN 0' - 0"
X-4
X-5
X-6

Rear

Floorplan – First Floor



**All units on second and third floors have identical layouts as seen above.*

ATLANTA DEVELOPMENT AUTHORITY
400 Paines Avenue
Approval of Westside TAD Resurgens Fund Grant

INVESTATLANTA
Atlanta's Development Authority

Summary	To approve a grant up to $340,000 for the redevelopment of 400 Paines Avenue for use as affordable multifamily residential.
Funding Source	Westside TAD
Location	400 Paines Avenue | English Avenue **Council District:** 3 **NPU:** L **APS District:** 2
Construction Period	9 months
Type	Small Multifamily Residential
Affordability Period	20 years
Ownership Entity/Developer	Westside Acquisitions I, LLC/Westside Future Fund (WFF)
Description	The property located at 400 Paines Avenue in the English Avenue neighborhood is currently undergoing substantial rehabilitation, to include six (6), 1-bedroom units to be leased at 60% AMI. Renovations to this 1955 structure will include ADA enhancements, utility upgrades, and updates to the interior and exterior of the property in manner consistent with style and history of the existing structure. Additionally, the redevelopment will include reconstruction of curbs, sidewalks, streetscapes, stormwater management and curb cuts.

Affordability Mix

Unit Mix	# of Units	Apt Size (SF)	Monthly Rental Rate
1BR/1BA @ 60%AMI	6	529	$1,000.00 *

**Although rents are calculated at the stated affordability levels, the developer is currently completing its application for project-based rental assistance vouchers from Atlanta Housing to restrict rents to 30% of their household income for income eligible tenants.*

Development Budget

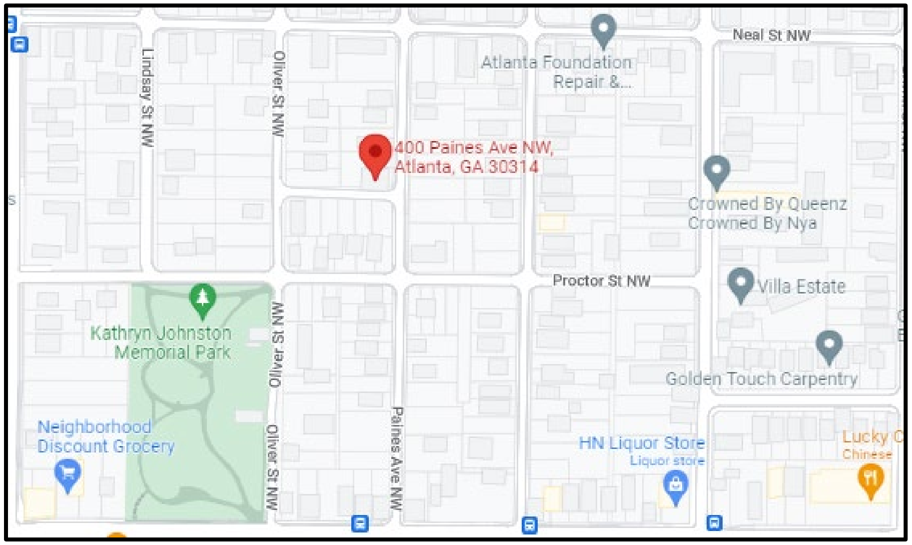
Sources	Amount
Westside Future Fund Real Estate Investment Fund (Debt)	$750,000
Owner Equity	$368,194
Westside TAD Grant	$340,000
Total Sources	**$1,458,194**

Uses	Amount
Acquisition	$269,000
Hard Costs	$1,070,438
Soft Costs	$118,019
Contingency	$214,087
Total Uses	**$1,458,194**

Relationship Summary	The developer, which is represented by the Westside Future Fund, has executed long-term ground leases with IA on ten single-family properties for affordable development and four properties for affordable multifamily development in Vine City and English Avenue.

ATLANTA DEVELOPMENT AUTHORITY
400 Paines Avenue
Approval of Westside TAD Resurgens Fund Grant

Project Location Map

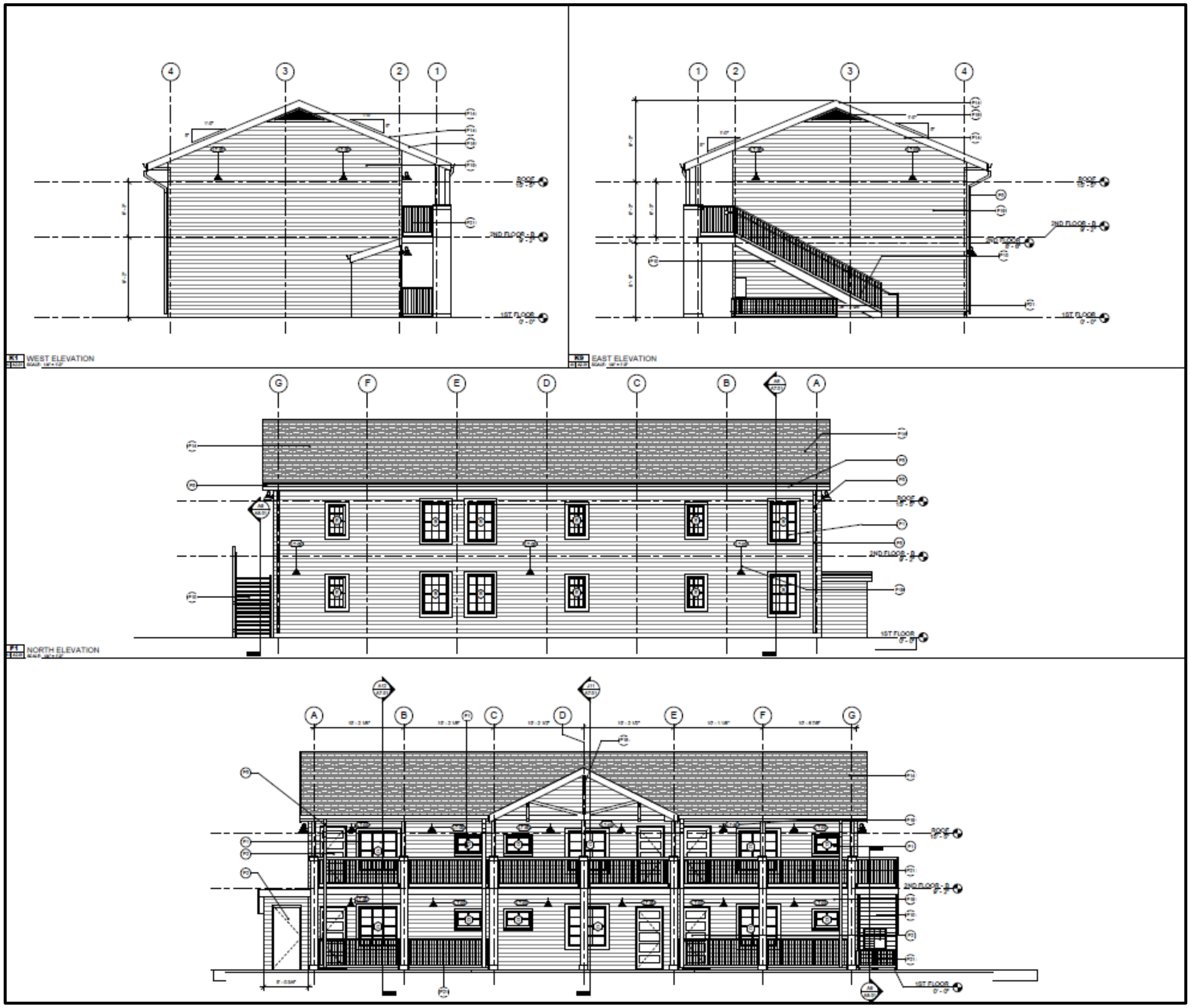


Aerial View

Existing Site

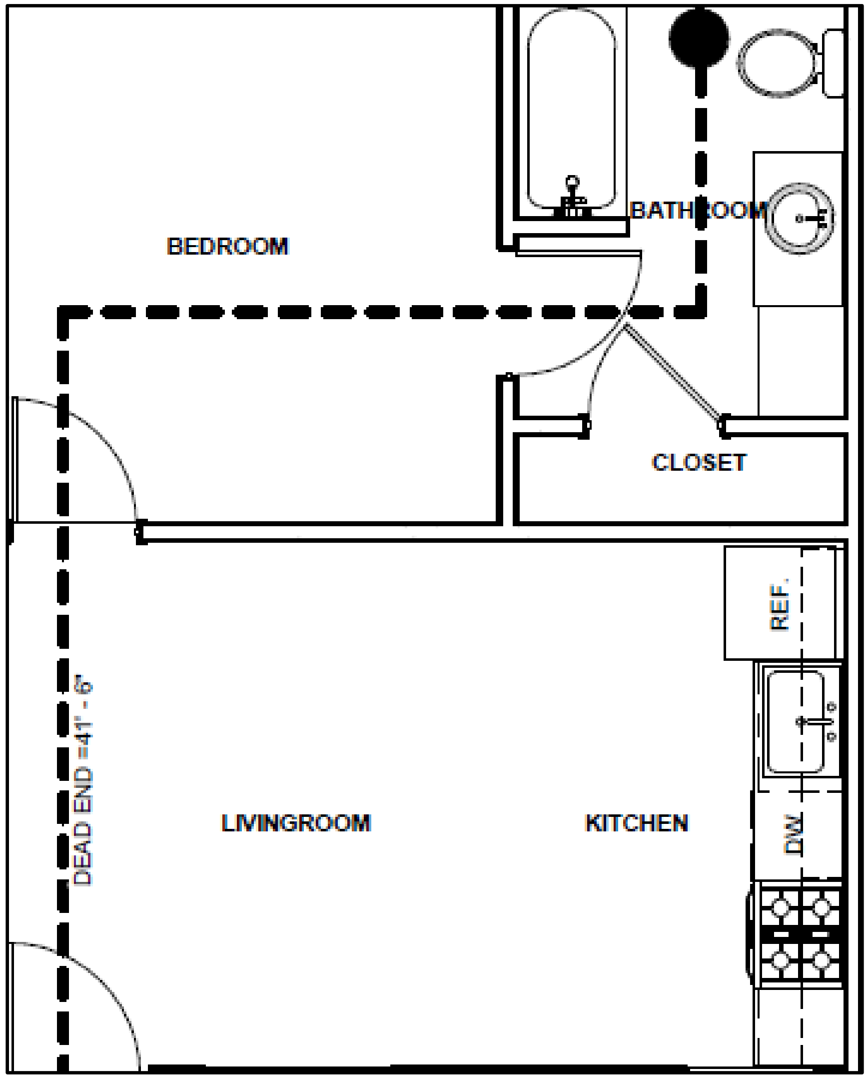
Conceptual Design

Site Elevations



INVESTATLANTA
Atlanta's Development Authority

Floorplan



**All units will have identical floorplans as shown above.*

ATLANTA DEVELOPMENT AUTHORITY
613 Echo Street
Approval of Westside TAD Resurgens Fund Grant

INVESTATLANTA
Atlanta's Development Authority

Summary	To approve a grant up to $325,000 for the development of 613 Echo Street for use as affordable multifamily residential.
Funding Source	Westside TAD
Location	613 Echo Street | English Avenue **Council District:** 3 **NPU:** L **APS District:** 2
Construction Period	9 months
Type	Small Multifamily Residential
Affordability Period	20 years
Ownership Entity/Developer	Dalvigney Street, LLC/ Westside Future Fund (WFF)
Description	This redevelopment project will produce seven (7) units of affordable rental housing priced at 50-60% AMI. Upgrades to the property include gutting all interiors and updating the exterior in a similar manner consistent with the history and style of the original structure.

Affordability Mix

Unit Mix	# of Units	Apt Size (SF)	Monthly Rental Rate
1BR/1BA @ 50%AMI	1	450	$904.00*
2BR/1BA @ 60%AMI	6	700	$1,085.00*

**Although rents are calculated at the stated affordability levels, the developer as a commitment for project-based rental assistance vouchers from Atlanta Housing to restrict rents to 30% of their household income for income eligible tenants.*

Development Budget

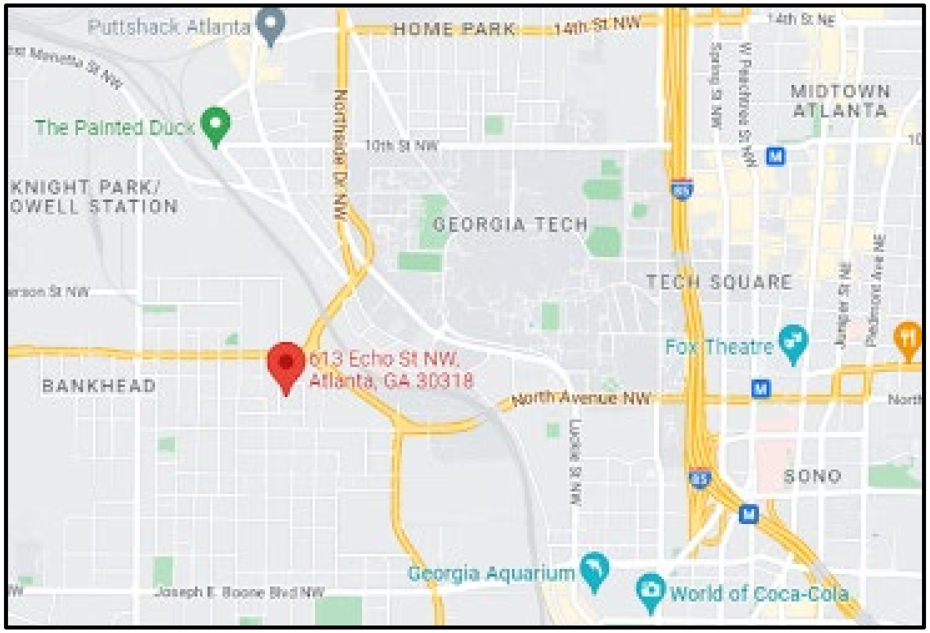
Sources	Amount
Westside Future Fund Real Estate Investment Fund (Debt)	$865,000
Owner Equity	$293,727
Westside Bolton TAD Grant	$325,000
Total Sources	**$1,483,727**

Uses	Amount
Acquisition	$136,834
Hard Costs	$1,024,982
Soft Costs	$157,075
Contingency	$164,836.00
Total Uses	**$1,483,727**

Relationship Summary

The developer, which is represented by the Westside Future Fund, has executed long-term ground leases with IA on ten single-family properties and four multifamily properties, which will provide affordable housing in Vine City and English Avenue.

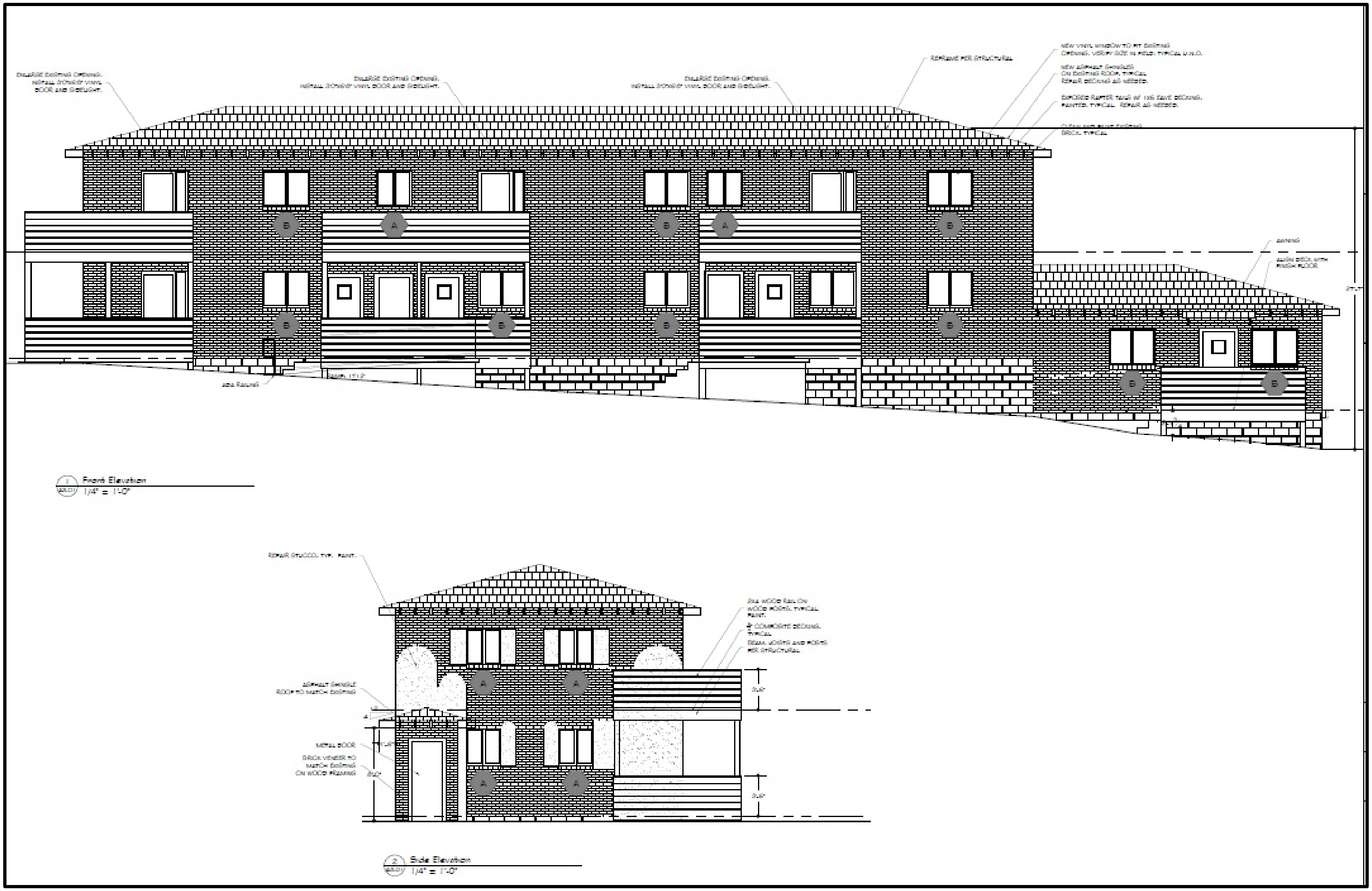
Project Location Map



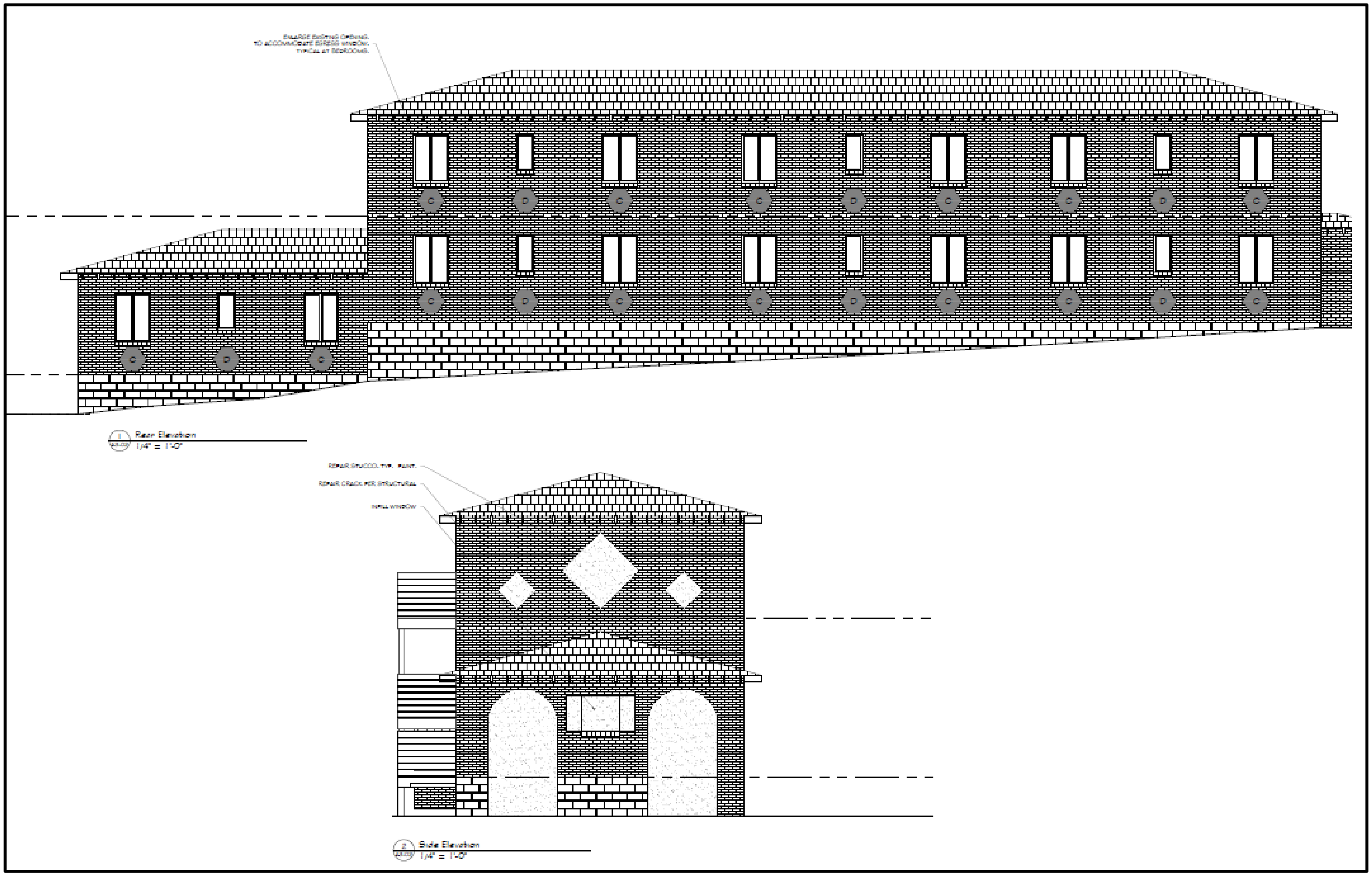
Aerial View

Existing Site

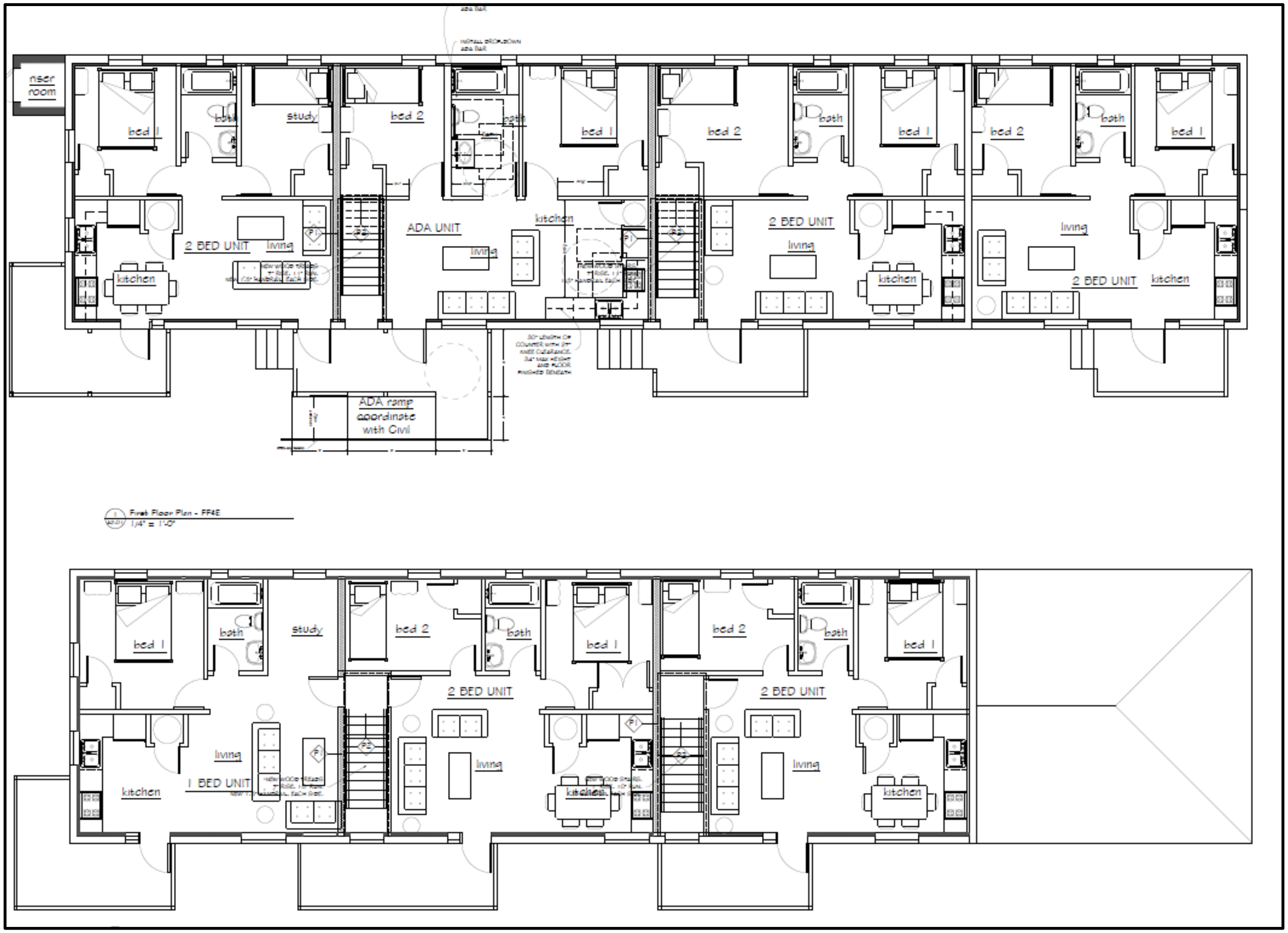
Site Elevations - Front & Side



Rear & Side


Rear Elevation
1/4" = 1'-0"
REPAIR STUCCO. TYP. PAINT.
REPAIR CRACK PER STRUCTURAL
INFILL WINDOW
Side Elevation
1/4" = 1'-0"

Floorplan


riser room
bed 1
bath
study
bed 2
bath
bed 1
bed 2
bath
bed 1
bed 2
bath
bed 1
2 BED UNIT
living
kitchen
ADA UNIT
living
kitchen
2 BED UNIT
living
kitchen
living
2 BED UNIT
kitchen
ADA ramp coordinate with Civil
First Floor Plan - FF4E
1/4" = 1'-0"
bed 1
bath
study
bed 2
bath
bed 1
bed 2
bath
bed 1
living
1 BED UNIT
kitchen
2 BED UNIT
living
kitchen
2 BED UNIT
living
kitchen